

# Your Rental Appraisal

17<sup>th</sup> September 2025

To whom it may concern,

RE: 11/480 Samford Road, Gaythorne

Thank you for allowing McGrath Ascot the opportunity to provide you with a current rental appraisal for the above-mentioned property.

Based on the current strength in the market and taking comparable rentals into consideration, we believe a realistic rental value would be in the vicinity of **\$650 per week** in its current presentation. In addition, this appraisal is subject to the property meeting compliance requirements.

## LEASED COMPARABLES

13/10 Dunkirk Street, Gaythorne	2 Bed, 2 Bath, 1 Car	\$670 per week
4/10 Ruby Road, Mitchelton	2 Bed, 2 Bath, 1 Car	\$650 per week
112/116 Osborne Road, Mitchelton	2 Bed, 2 Bath, 1 Car	\$700 per week
4/33 Barrymore Street, Everton Park	2 Bed, 2 Bath, 1 Car	\$620 per week

Should you require any further information or have any further questions, please do not hesitate to contact me on 0408 583 189, alternatively via email and [ascot@mcgrath.com.au](mailto:ascot@mcgrath.com.au)

I look forward to hearing from you in the near future.



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# McGrath

Disclaimer: The appraisal figure in this report represents an estimate of the rent for the above property could reasonably expect to achieve in the current rental market. This estimate is provided free of charge and is not to be construed as being a valuation. It is valid for 30 days from the date of this appraisal.